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Contract

## **SPS 2717 - Housing Adaptations Works (Internal and External)**

Royal Borough of Greenwich

F03: Contract award notice

Notice identifier: 2025/S 000-038147

Procurement identifier (OCID): ocds-h6vhtk-044e62

Published 8 July 2025, 11:03am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Royal Borough of Greenwich

3rd Floor, The Woolwich Centre, 35 Wellington Street, Woolwich

London

SE18 6HQ

#### **Contact**

RBG Procurement Team

#### **Email**

[procurement@royalgreenwich.gov.uk](mailto:procurement@royalgreenwich.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI51 - Bexley and Greenwich

**Internet address(es)**

Main address

<https://www.royalgreenwich.gov.uk/>

Buyer's address

<https://www.royalgreenwich.gov.uk/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

SPS 2717 - Housing Adaptations Works (Internal and External)

Reference number

DN716987

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

To undertake internal and external adaptation works in Council properties for disabled tenants across the borough.

The works comprise two (2) lots as follows:

Lot 1 - Internal Adaptations (predominantly but not limited to) covering shower over bath; bathroom to wet room conversion; combining WC/bathroom into a wet room; constructing new WC, constructing new bathroom, constructing new wet room, constructing new combined WC/bathroom, constructing new combined WC/wet room; providing wash/dry WC; minor adaptation to existing kitchen; complete kitchen renewal; reconfiguring internal arrangements; forming doorways; widening doorways; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to external drainage; electrical; plumbing & drainage services and decorating.

Lot 2 - External Adaptations (predominantly but not limited to) covering groundworks; rubbish clearance; demolition of small structures; landscaping; taking down and removing sheds/greenhouses; concreting; removing / amending / constructing pathways; constructing vehicle hard standing; paving; brickwork; demolishing/building brick retaining walls; removing/modifying/installing fencing & gates; forming ramps/steps; modular ramps/steps; forming doorways & windows; widening/adjusting existing doorways & windows; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to internal drainage; electrical; plumbing & drainage services; decorating; constructing porches and home extensions.

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £10,000,000

### **II.2) Description**

#### **II.2.1) Title**

Lot 1 – Internal Adaptations

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 44115800 - Building internal fittings
- 44410000 - Articles for the bathroom and kitchen

- 45210000 - Building construction work
- 45262300 - Concrete work
- 45262500 - Masonry and bricklaying work
- 45262520 - Bricklaying work
- 45262522 - Masonry work
- 45262600 - Miscellaneous special-trade construction work
- 45262620 - Supporting walls
- 45262800 - Building extension work
- 45311000 - Electrical wiring and fitting work
- 45317000 - Other electrical installation work
- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45421141 - Installation of partitioning
- 45421151 - Installation of fitted kitchens
- 45442100 - Painting work
- 45442180 - Repainting work
- 45442190 - Paint-stripping work

- 45453000 - Overhaul and refurbishment work

### **II.2.3) Place of performance**

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Within the Royal Borough of Greenwich

### **II.2.4) Description of the procurement**

The works for Lot 1 relate to Internal Adaptations (predominantly but not limited to) covering shower over bath; bathroom to wet room conversion; combining WC/bathroom into a wet room; constructing new WC, constructing new bathroom, constructing new wet room, constructing new combined WC/bathroom, constructing new combined WC/wet room; providing wash/dry WC; minor adaptation to existing kitchen; complete kitchen renewal; reconfiguring internal arrangements; forming doorways; widening doorways; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to external drainage; electrical; plumbing & drainage services and decorating.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50%

Price - Weighting: 50%

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Lot 2 – External Adaptations

Lot No

2

**II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45262300 - Concrete work
- 45262500 - Masonry and bricklaying work
- 45262520 - Bricklaying work
- 45262522 - Masonry work
- 45262600 - Miscellaneous special-trade construction work
- 45262620 - Supporting walls
- 45262800 - Building extension work
- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45442100 - Painting work
- 45442180 - Repainting work
- 45442190 - Paint-stripping work

**II.2.3) Place of performance**

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Within the Royal Borough of Greenwich

#### **II.2.4) Description of the procurement**

The works for Lot 2 relate to External Adaptations (predominantly but not limited to) – groundworks; rubbish clearance; demolition of small structures; landscaping; taking down and removing sheds/greenhouses; concreting; removing / amending / constructing pathways; constructing vehicle hard standing; paving; brickwork; demolishing/building brick retaining walls; removing/modifying/installing fencing & gates; forming ramps/steps; modular ramps/steps; forming doorways & windows; widening/adjusting existing doorways & windows; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to internal drainage; electrical; plumbing & drainage services; decorating; constructing porches and home extensions.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50%

Price - Weighting: 50%

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-010351](#)

## **Section V. Award of contract**

### **Contract No**

SPS 2717

### **Lot No**

1

### **Title**

Lot 1 – Internal Adaptations

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 June 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Effectable Construction Services Limited

Glasgow Stud, Burnt Farm Ride,

Enfield

EN2 9DY

Email

[info@effectable.co.uk](mailto:info@effectable.co.uk)

Country

United Kingdom

NUTS code

- UKI54 - Enfield

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Advanced Building & Maintenance Services Ltd

Unit 9, Thurrock Commercial Centre, Juliette Way

Purfleet

RM15 4YA

Email

[enquiries@advancedbuilding.london](mailto:enquiries@advancedbuilding.london)

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £9,000,000

Total value of the contract/lot: £9,000,000

## **Section V. Award of contract**

### **Contract No**

SPS 2717

### **Lot No**

2

### **Title**

Lot 2 – External Adaptations

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 June 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Saltash Enterprises Limited

110-116 Ormside Street

London

SE15 1TF

Country

United Kingdom

NUTS code

- UKI44 - Lewisham and Southwark

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £1,000,000

Total value of the contract/lot: £1,000,000

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

The High Court

Royal Courts of Justice

The Strand, London

WC2A 2LL

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Royal Borough of Greenwich

3rd Floor, The Woolwich Centre, 35 Wellington Street

Woolwich

SE18 6HQ

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Refer to Chapter 6 of The Public Contracts Regulations 2015.

**VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom